



Apt 2, 15 THE PINES  
ROYAL HILLSBOROUGH  
CO DOWN  
BT26 6NT

OFFERS INVITED OVER: -  
£195,000

Viewing strictly by appointment only.  
028 92 683762

## APT 2, 15 THE PINES HILLSBOROUGH, BT26 6NT

Downshire Estate Agents are delighted to present, Apt.2, 15 The Pines, a desirable ground floor apartment, with private gardens, superbly positioned just off the Culcavey Road, and only minutes from the centre of the delightful and historic village of Hillsborough. This superb property offers well-presented spacious accommodation, with bespoke fittings from P&R design studio, Royal Hillsborough, and boasts generous private outside space to front, side and rear, sure to have wide appeal to first-time buyers, downsizers, and investors.

The impressive and elegant interior offers a generous lounge and dining room with feature fireplace and French doors, a separate recently fitted contemporary kitchen with integrated hob, oven, dishwasher, and fridge freezer, two ample double bedrooms with built in slide robes, and a recently fitted luxury shower room. The property also benefits from double glazing, and recently installed gas central heating.

The prime location, and stylish, functional accommodation is further complemented by easily maintained gardens, with extensive paved patio area, brick-built store and boundary trees and shrubs offering privacy and seclusion.

The picturesque village of Hillsborough offers a wide spectrum of speciality shops, award winning bars and restaurants, and beautiful walks through both the Forest Park and Hillsborough castle and gardens. Ideally situated for commuters with ease of access to both the A1 and M1 road networks, leading to Lisburn, Belfast, Dublin and beyond.

We would highly recommend viewing at your earliest convenience.





## FEATURES

- Beautifully presented, ground floor, two-bedroom apartment, in the picturesque and historic village of Hillsborough.
- Envious location only minutes from the wide spectrum of local amenities available in the heart of the village.
- Easy commuting via the A1 and M1 road networks, leading to Lisburn, Belfast, and Dublin.
- Ideal for first time buyers, downsizers, and investors.
- Recently modernised interiors and fittings, offering stylish and spacious accommodation.
- Generous lounge and dining room with feature fireplace and French doors.
- Separate kitchen with recently fitted P&R Designs quality crafted cabinetry and full complement of integrated appliances.
- Two ample sized double bedrooms with built in slide robes.
- Recently fitted P&R Designs, luxury shower room.
- Timber framed double glazed windows.
- Recently installed gas central heating.
- Outside space with extensive paved patio area, and mature hedgerow and shrubs offering privacy and seclusion.
- Brick-built store & bin store.
- Allocated and guest parking area.
- EPC rating – 71C
- Rates – 2023/24 - £815.69
- Service Charge Estimate 2023/24 – c. £44.00 per month (includes, management fees, accountancy, building insurance, maintenance of common areas, and cleaning of windows and guttering)

## **ACCOMMODATION:-**

### **Entrance porch:-**

Solid wood flooring. Inner door.

### **Lounge and Dining Room:- 19'5" x 16'0" (5.9m x 4.9m)**

Feature fireplace with cast iron inset, wood surround and granite hearth. Double French doors overlooking front garden.

### **Kitchen:- 12'4" x 8'8" (3.78m x 2.64m)**

Excellent selection of contemporary high and low level units with complementary chrome handles, quality worktops, and on-trend metro tiling. 1 ¼ stainless steel sink unit with single drainer and chrome tap. Integrated Schott induction hob, Nordmende oven, dishwasher and fridge freezer. Stainless steel extractor hood and fan. Luxury tiled floor. Feature oak stable door to rear.

### **Inner Hallway:-**

Built in cupboard with electric fuse box.

### **Bedroom (1):- 14'10" x 8'8" ( 4.5m x 2.65m)**

Wall to wall fitted slide robes from P&R Designs. Front aspect window.





## **ACCOMMODATION CONTINUED:-**

### **Bedroom (2):- 12'11" x 12'2" (3.9m x3.7m)**

Built in double slide robes. Rear aspect window.

### **Shower Room:- 11'6" x 6'8". (3.5m x 2.3m)**

Recently fitted luxury suite from P&R Designs, to include, low flush W.C., wash hand basin, walk in shower enclosure with thermostatically controlled shower with dual overhead rain fall and handheld shower head. Anthracite grey heated towel radiator. Mirror cabinet with lighting. Built in cupboard with condensing Worcester gas boiler and storage. Built in linen cupboard with plumbing and space for washing machine. Luxury tiled walls and floor.

## **OUTSIDE:-**

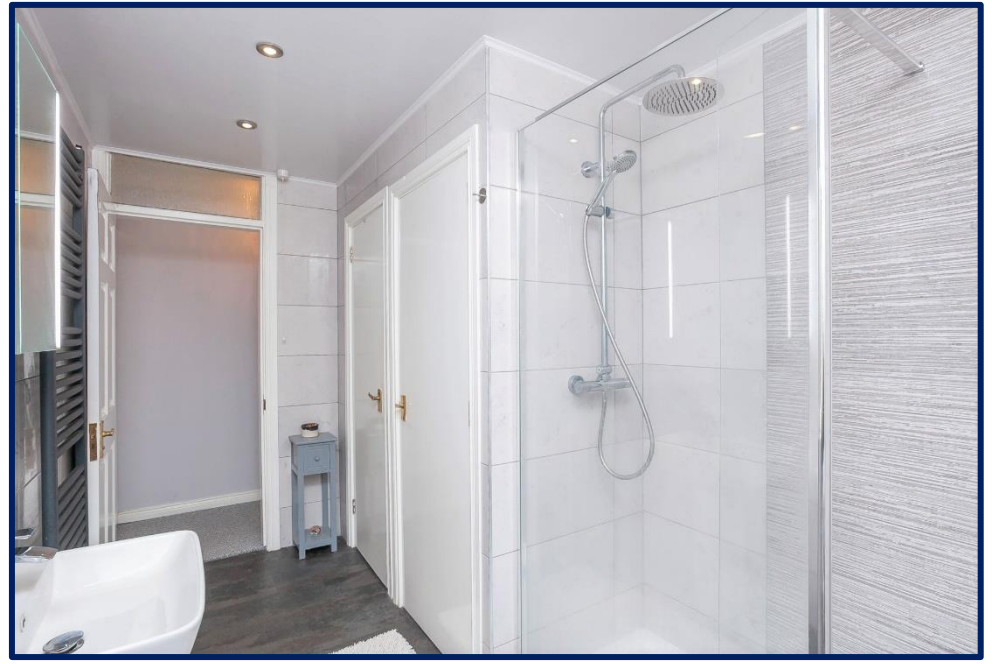
### **Front and Side:-**

Paved pathway, artificial grass, decorative stone, bark, and well stocked shrubbery. Brick built store. Bin store. Gate to rear garden.

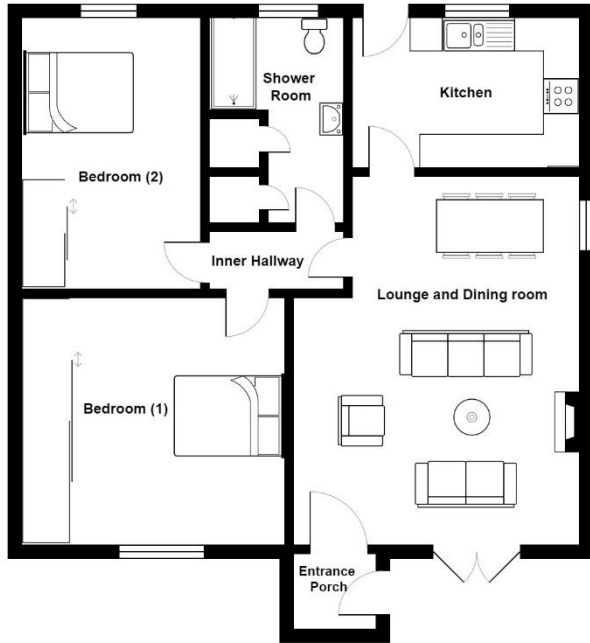
### **Rear:-**

Fully enclosed with extensive paving, mature plants, shrubs. Boundary fence and hedgerow offering privacy and seclusion. Outside tap and light.

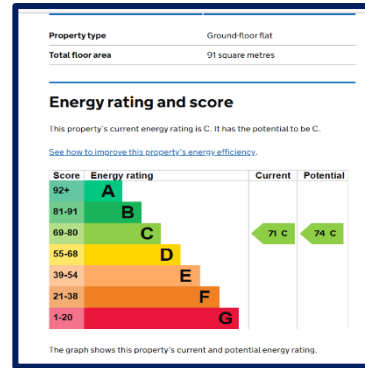




Apartment 2, 15 The Pines, Royal Hillsborough, BT26 6NT



Floor plans are for illustrative purposes only



**EPC Rating: 71C**  
**Rates:2023/24 - £815.69**



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**PRS** Property  
Redress  
Scheme

These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches. Floor plans are for illustrative purposes only.